

I-2 ZONING COMMERCIAL OFFICE SPACE, CORNER LOT WITH FUTURE DEVELOPMENT POTENTIAL

706 CLARK DR, VANCOUVER, BC

FOR SALE

\$2,498,968



**REPUBLIQUE
GROUP**

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SALIENT FACTS

Price **\$2,498,968**

Storys **2 STOREYS**

Year Built **1955**

Building Size **Approx. 3777 SF**

Zoning **I-2**

PID **014-975-572**

Gross Tax **\$23,169.30 (2025)**

Lot Size **2901 SF (33 x 87.33 FT)**

All information provided is deemed reliable but is not guaranteed. It is subject to verification by interested parties and is not to be considered as a representation or warranty. Any reliance on this information is at your own risk.



THE OVERVIEW

Situated in the heart of Vancouver East, this property is a rare find! Located on a corner lot by Clark Dr & E.Georgia St, it currently serves as an office space for a non-profit organization. With I-2 zoning, this site holds potential for future development, offering a blend of convenience and flexibility in a in a desirable Vancouver neighborhood.



PROPERTY LAYOUT & PHOTOS



THE LOCATION

The subject property is situated in a highly desirable neighbourhood in the heart of East Vancouver. Located in the **corner of Clark Drive and E. Georgia St.**

- Primely located in the Mid-Point between Downtown Vancouver, Highway 1, and Mount Pleasant.
- Only minutes away from Commercial Dr, the future St. Paul's Hospital and Health Campus in the False Creek Flats
- Nearby VCC-Clark SkyTrain station, transit route, and key bike route (Adanac Bikeway).

THE NEIGHBOURHOOD

Conveniently located with swift access to local breweries, shops, and restaurants.



15+
BREWERIES



25+
CAFE

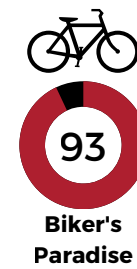
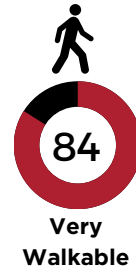


80+
RESTAURANT



100+
BUSINESS

WALKSCORE





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